

Park Drive

MM1110



CARMEL

£175,000

Park Drive, Carmel, Holywell, CH8 7DH
£175,000 MM1110



DESCRIPTION: A two bedroom detached bungalow which is situated in the popular village of Carmel and is being offered with No Onward Chain. The accommodation briefly comprises Entrance Porch/Conservatory, Entrance Hall, Lounge, Kitchen/Breakfast Area with underfloor heating, two bedrooms and a shower room/w.c. The bungalow stands in low maintenance gardens to the front and rear with a drive to the side providing parking for several cars, a workshop and timber garden shed. The property has the benefit of gas fired central heating and UPVC double glazing. FREEHOLD. COUNCIL TAX BAND C
*****NO CHAIN*****

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER
Viewing by arrangement through Shotton Office
33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182
Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: From the Mold Office turn right and at the roundabout take the first exit. Continue to the main roundabout and take the 3rd exit. Continue to the traffic lights turning left and proceed through Sychdyn and onto Northop. At the traffic lights proceed straight ahead passing the Church on your right hand side and continue to the roundabout. Take the first exit onto the A55 exiting at Holywell. Continue passing Hilcrest Garage on the right hand side to the traffic lights, proceed straight ahead passing the Filling Station on your left hand side and turning left onto Saith Aelwyd Park. Turn left onto Park Drive where the property will be found on the left hand side.

LOCATION The property is located within the popular village of Carmel which is within easy access to Holywell Town Centre and the main road network which provides commuting to most major areas of employment.

HEATING: Gas Heating with Radiators to all main rooms.

ENTRANCE PORCH/CONSERVATORY: 11' 4" x 4' 8" (3.46m x 1.43m) This UPVC porch provides space for seating if so desired. Laminate Floor Covering. Door off to Hall.

ENTRANCE HALL: Loft Access. Radiator. UPVC double glazed door.

LOUNGE: 12' 4" x 11' 5" (3.78m x 3.49m) Radiator. UPVC bay window. Coved and textured ceiling. Fire surround with inset gas fire.



KITCHEN/BREAKFAST AREA: 15' 5" x 7' 8" (4.71m x 2.34m) Radiator. UPVC double glazed window and door to rear garden. Coved and Textured ceiling. Underfloor heating. Plumbing for automatic washing machine. The kitchen is fitted with a range of units incorporating base units, wall cupboards, continuous worktop surfaces with inset single drainer stainless steel sink unit, gas hob with electric oven beneath and cooker hood above. There is splashback wall tiling and a breakfast bar. Cupboard housing the gas central heating boiler.



BEDROOM 1: 12' 0" x 8' 1" into bed recess (3.66m x 2.47m) Radiator. UPVC double glazed window. The bedroom is fitted with a range of units incorporating a four door mirrored wardrobe, three top cupboards over bed recess and two bedside cabinets.



BEDROOM 2: 8' 1" x 7' 8" 9 into bed recess (2.47m x 2.35m) Radiator. UPVC double bed recess.



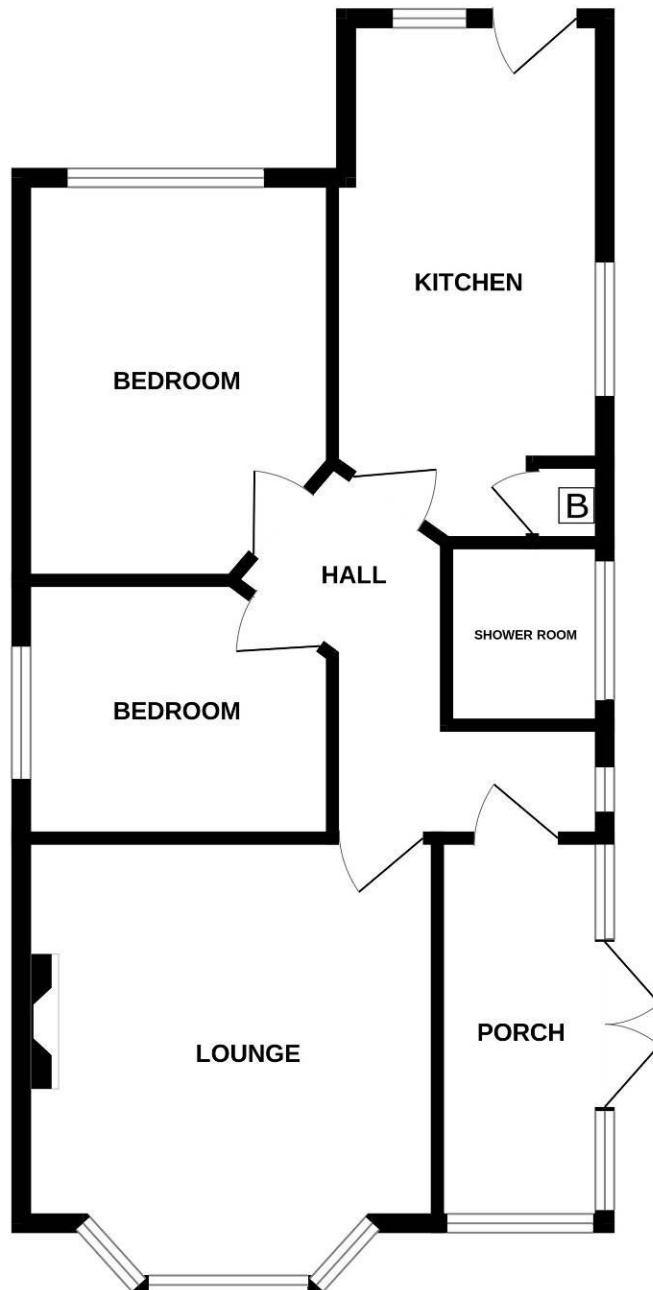
SHOWER ROOM: The shower room comprises a shower tray with screen, wash hand basin and low level w.c. Double glazed window. Textured ceiling. Heated towel rail.



OUTSIDE: The property is approached off Park Drive through double wrought iron gates which give access onto the driveway which provides parking for several cars. To the side of the property is a workshop. The Front Garden is raised with slate chippings. To the rear there is a paved patio area, timber garden shed and steps down to a further garden which has been laid to gravel and has an inset patio area. The garden is enclosed by timber panel fencing.



GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore, solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property, but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

